

**TOWN OF GILBERT REDEVELOPMENT COMMISSION
MINUTES OF DECEMBER 20, 2017, 6:30 P.M.
MUNICIPAL CENTER BUILDING, COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

COMMISSIONERS PRESENT:

Tyler Hudgins, Chair
Ryan Hamilton, Vice Chair
Tyler Jones, Commissioner
Peter Sciacca, Commissioner

STAFF PRESENT:

Daniel C. Henderson, CEcD Economic Development Director
Amanda Elliott, Heritage District Liaison
Chris Payne, Town Attorney
Gilbert Olgin, Planner II
Nathan Williams, AICP, Senior Planner

COUNCIL PRESENT:

Scott Anderson, Councilmember

CALL TO ORDER:

The regular meeting of the Redevelopment Commission was called to order by Chair Hudgins at 6:33 P.M.

ROLL CALL

Amanda Elliott called the roll and declared that a quorum was present.

COMMUNICATION FROM CITIZENS

Chair Hudgins opened the floor to the public for any comments or communications on items not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda. There were no communications from Citizens.

ADMINISTRATIVE ITEMS

- 1. Oath of Office – Peter Sciacca.** Councilmember Anderson administered the Oath of Office to Peter Sciacca as a member of the Redevelopment Commission.
- 2. Minutes – Consider approval of the Minutes for the regular meeting of November 15, 2017.**
A **Motion** was made by Commissioner Jones, seconded by Vice Chair Hamilton, to approve the regular meeting minutes of November 15, 2017. The Motion carried unanimously.
- 3. Minutes – Consider approval of the Minutes for the Special meeting of December 1, 2017.**
A **Motion** was made by Commissioner Jones, seconded by Commissioner Sciacca, to approve the Special meeting minutes of December 1, 2017. The Motion carried unanimously.

PUBLIC HEARING (CONSENT)

Request to Remove: Commissioner Sciacca requested to remove Item 4, GP17-1010, from the Consent portion of the agenda for further discussion, as two of the four Commissioners were absent during the prior discussions. A staff update was requested.

- 4. GP17-1010: Request for Minor General Plan Amendment to change the land use classification of approximately 1.36 acres of real property generally located at the northwest corner of Washington Avenue and Gilbert Road from Residential > 5-8 land use classification to Village Center (VC) land use classification. The effect of this amendment will be to change the plan of development for the property to allow for commercial and residential development.**

Z17-1018: Lacy Tract, request to rezone approximately 1.36 acres of real property generally located at the northwest corner of Washington Avenue and Gilbert Road from approximately 1.36 acres of Single Family Residential-6 (SF-6) to approximately 1.36 acres of Heritage Village Center (HVC) Zoning District. The effect of the rezoning would be to allow commercial development of the property

Gilbert Olgin reviewed the request to amend the General Plan for the 1.36 acre Town-owned property at the northwest corner of Washington Avenue and Gilbert Road from Residential 5-8 dwelling units per acre to Village Center. To the north of the site is existing Single-Family Residential and a Church, to the east and south is existing Village Center, and to the west is existing Single-Family Residential. The second request is to rezone the same property from Single-Family-6 to Heritage Village Center. To the north and west is existing Single-Family Residential, and to the south and east is existing Heritage Village Center zoning. A list of possible uses for the site was reviewed. If the rezoning is successful, the intent is to combine this site with existing Town-owned property to the south, and to abandon Washington Avenue. The combined property would potentially be used for mixed-use retail, with multi-family on top. There are no set plans in place for the use of this property. There were concerns from the public on a bar/nightclub use, which is not a focus for the Town for this property. This site is located on a corner which leads into the Heritage District, and could provide an opportunity to have a presentation piece. The Town has several tools that help to guide what occurs in this area: The Heritage District Area Arts Culture and Entertainment District, the Development Agreement, as well as the public outreach process. Staff recommends approval of this General Plan Amendment and the zoning changes.

Questions from the Commission:

Commissioner Sciacca asked about some of the prior feedback received and noted the importance of communications with stakeholders regarding tools that the Town has to ensure that the project will be pleasing for that area.

Commissioner Jones asked for the combined size of the adjacent parcels owned by the Town. Mr. Olgin stated the combined size is just under 3 acres.

Commissioner Jones asked if the petition to change the zoning is being made by the Town. Mr. Olgin replied yes, the Town is the applicant.

There being no further questions from the Commission, Chair Hudgins opened the floor for public comment on this item.

Public Comment:

Father Michael Bezruchka of St. Thomas the Apostle Byzantine Catholic Church, 19 West Bruce Avenue, noted that the Church is directly north of this site. He asked why it was being recommended to combine the two sites and to close off Washington Avenue. He acknowledged that it would create a nice area for a combined use. He also asked for clarification on the 0.87 acres and the 1.36 acres. One of the uses not on the list which he felt important to consider in this neighborhood is a parking lot. He noted the existing parking garage up in the north end of the Heritage District and the new garage that will be built. He is concerned that as development moves into this area there will also be future parking needs. He is not specifically opposed to this plan, although he questioned why there is a request to rezone now, before the Redevelopment Plan and the Master Plan are completed. He felt the south side between Washington and Elliott would make a great place for specialty shops, an art gallery, or restaurant with top floor offices. A parking lot at this specific site would be important for new businesses and the existing shops and Church, as well as for Town events.

Chair Hudgins thanked Father Michael for his involvement in the community. It is great to see our faith groups in the downtown area staying engaged.

Amanda Elliott responded to Father Michael's questions:

- Why the request to combine the two parcels and close Washington Avenue? This hearing is regarding the minor General Plan Amendment and Rezoning request. There have been discussions on the potential to abandon Washington Avenue, although no final decisions have been made. From discussions between Economic Development and developers, it was determined that the best way to make the site the most viable for development would be to combine the entire lot together.
- What is the difference between the 1.36 and the .87 acres? The 1.36 refers to the gross acres and the .87 is the net acres. Both need to be listed.
- Why consider rezoning now before the Redevelopment Plan? There has been a considerable amount of interest in this particular site for multi-family use. Staff and leadership have been supportive of this use with retail that supports the residential area on the bottom floor, per Heritage Village Center zoning, with living space above. A multi-family use would be required to provide parking on site. The Heritage Village Center is felt to be the most flexible zoning category that we have in the Heritage District and allows for an array of uses and mixed-use. This process had been initiated before the consultant for the Redevelopment Plan was on board. The consultant also agrees that Heritage Village Center would be the most flexible zoning. Everything in the central core along Gilbert Road from Juniper to Elliott is Heritage Village Center zoning and we are looking to match that zoning designation.

- Would parking be considered as a use for this site? The Town would look to this area to be able to self-park.

Chair Hudgins encouraged Father Michael and others to stay involved in the stakeholder process and to continue to provide feedback. The public process provides the opportunity for the Town to incorporate this type of constructive feedback into the Redevelopment Plan as well.

With no further public comments, Chair Hudgins called for a motion.

MOTION: Commissioner Sciacca moved to recommend approval to the Planning Commission of GP17-1010, a minor General Plan Amendment, and Z17-1018, request to rezone, subject to the conditions listed in the staff report. The motion was seconded by Commissioner Jones. Motion carried unanimously.

PUBLIC HEARING (NON-CONSENT)

5. DR17-1160: The Yard at Gilbert Heritage District: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately .53 acres, generally located at the northeast corner of Gilbert Road and Hearne Way zoned Heritage Village Center (HVC).

Nathan Williams noted this item came before the Redevelopment Commission in October, 2017, for a Study Session. The Yard is proposed on just over .5 acres at the northeast corner of Hearn Way and Gilbert Road. This site is adjacent to the Heritage District parking garage, which received Planning Commission approval of the use permit. Mr. Williams advised that the CIP projects for the Hearn Way/Bricomp Road improvements will occur essentially at the same time as construction for The Yard and the parking garage. Hearn Way will be a one-way street primarily for valet use and pedestrian walkway. Bricomp Road will be a two-way street and will allow vehicular access after-hours. The main entry to the parking garage will be located on Vaughn. The canal is located to the north of the site with plans for pedestrian/bike connections.

The Yard will consist of a one-story building just under 21,000 square feet, with both indoor and outdoor dining and entertainment areas. Parking for this site was approved through an administrative use permit for off-site public parking as well as a Development Agreement for a portion of the parking to be accommodated in the adjacent parking garage. The site plan was reviewed with the main entrance along Hearn Way, and the covered patio area along Gilbert Road. The landscaping will incorporate planters and a living wall with vines. The building architecture is based on Gilbert's historical agrarian roots. Elevations were reviewed noting the transparency as well as the use of vines to create privacy. Since the Study Session, the applicant has added CMU to the north and east elevations.

Mr. Williams asked for any comments or questions from the Commission.

Garry Hays, on behalf of the applicant, Common Bond Development Group, thanked the Economic Development and Planning Staff for working with the applicant on this development proposal. Both Common Bond Development and Fox Restaurant Concepts are very excited to come to downtown

Gilbert with The Yard concept. He noted that Fox Restaurant Concepts is already downtown with Zinburger. Mr. Hays will be available to answer questions.

Questions from Commission:

Commissioner Jones asked about the barrier between the patio area and Gilbert Road. Nathan Williams provided a graphic of the covered patio area showing a low wall with 2 by 4 powder-coated metal tubes 6 inches on center creating a fence of 6 feet in height. This will address the transparency requirement while maintaining privacy.

Commissioner Sciacca noted a sense of arrival in downtown Gilbert through signage. He asked about the signage for this project. Mr. Williams stated the applicant will come back at a later date with a Heritage Sign Plan. There may be the potential for a mural or signage on the north elevation.

Amanda Elliott clarified that the purpose of this item is to review the project design including the site plan, landscape, grading, drainage, elevations, floor plans, lighting, colors and materials. The signage will be considered separately through the Heritage Sign Plan process.

Chair Hudgins opened the floor to members of the public for comments or questions on this item. There were no public comments.

Chair Hudgins advised that this agenda item was listed as a discussion only item. This item will be continued at a Special meeting of the Redevelopment Commission to be held tomorrow, December 21, 2017, 4:00 P.M. in the Council Chambers, in order to consider a motion and vote. The Special meeting has been posted according to the open meeting law.

COMMUNICATIONS

6. **Report from the CHAIR on current or future events.** Chair Hudgins reported that the work continues with the consultant for the redevelopment of downtown. He is impressed with the consultant's work. Their local team has demonstrated a lot of knowledge and understanding of our downtown area. Chair Hudgins has attended many of the stakeholder meetings and is excited to kick off the process as we look forward to the Redevelopment Plan.
7. **Report from COUNCIL LIAISON on current or future events.** Councilmember Anderson reported that on December 7, 2017, Council accepted the resignation of Marc Barlow from the Redevelopment Commission. He thanked Mr. Barlow for his time spent on the Commission and for his input over the years. Mr. Barlow has been on the Redevelopment Commission since August of 2006, and has served in various capacities including chair and vice chair. Over the past 11 years, Mr. Barlow has participated in the tremendous growth that we have seen, often times referred to as the 30-year overnight sensation in the downtown redevelopment area. The Town appreciates Mr. Barlow's service and hopes he will continue to stay active in the community and participate in the process as we continue forward with the Master Plan and Redevelopment Plan in the downtown.
8. **Report from COMMISSIONERS on current or future events.** There were no reports.

9. Report from STAFF LIAISON on current or future events. Amanda Elliott reported that a second stakeholder and technical meeting was held with the Redevelopment Plan consultant. The next public meeting is scheduled for January 30, 2018, and will be posted on the website, social media, Next Door, as well as through mailings within the Heritage District. On January 31, 2018, the consultant will meet with the technical staff and the stakeholder group to provide an update on the public meeting as well as options being presented.

Ms. Elliot noted that 2018 will be an incredible year for the Heritage District from a construction standpoint. There will be six projects under construction running the entire length of Gilbert Road from Juniper to Elliott. A coordination meeting was held with the six contractors regarding the best method to coordinate all of these projects as well as to communicate with residents and business owners to make sure that the entire process will be as seamless and flawless as possible.

ADJOURN

With no further business before the Commission, Chair Hudgins adjourned the meeting at 7:10 P.M.

Tyler Hudgins, Chair